



# Platting in the ETJ

## Information for Williamson County

Planning & Development Services Department (PDS) 512-218-5428

### Platting in Round Rock's ETJ – Williamson County

#### **IMPORTANT NOTICE FOR PLATS IN ROUND ROCK'S EXTRATERRITORIAL JURISDICTION in WILLIAMSON COUNTY**

All proposed subdivisions in Round Rock's ETJ in Williamson County must contain standard Williamson County plat notes (see following pages) and must be reviewed by the FEMA Flood Plain Administrator for compliance with applicable floodplain management requirements. Additionally, if the subdivision is proposing the use of an onsite water or wastewater facility, the application must be reviewed by the Williamson County and Cities Health District for compliance with applicable environmental requirements.

#### **FEMA Floodplain Management**

All construction in Williamson County must adhere to federal floodplain regulations. Regulations are established by the Federal Government and implemented by the Federal Emergency Management Agency (FEMA). The Flood Plain Administrator for Williamson County, currently Joe England, P.E., is responsible for examining proposed subdivisions for compliance with federal floodplain regulations.

Prior to submitting a **final plat, minor plat, amending plat, or replat application** to the City of Round Rock, the applicant must complete a review with the FEMA Flood Plain Administrator. The Administrator or associated staff will specify appropriate flood plain, elevation, and benchmark notes which will be added to the plat.

A signature block for the FEMA Flood Plain Administrator shall be affixed to the plat and shall be signed prior to submitting an application to Round Rock which states:

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Please note, if the subdivision is the FEMA flood plain, additional permits or certificates may be required. For more information on FEMA flood plain management, please contact:

Joe M. England, P.E.  
Williamson County Engineer  
Email: [jengland@wilco.org](mailto:jengland@wilco.org)  
Unified Road System  
3151 S. E. Inner Loop, Ste.B  
Georgetown, TX 78626  
(512) 943-3330

### **Onsite Water and/or Wastewater Facilities**

The Williamson County and Cities Health District (WCCHD) Environmental Health Services is the authorized agent of the [Texas Commission on Environmental Quality](#) (TCEQ) for Williamson County. Each new or altered single family dwelling, multi-family dwelling, business, commercial, or industrial structure must be connected to an approved On-Site Sewage Facility (OSSF), or be connected to an authorized wastewater disposal system.

Prior to submitting a **final plat, minor plat, amending plat, or replat application** to the City of Round Rock, the applicant must complete a review with the WCCHD if onsite water or wastewater facilities are proposed. Environmental Services staff will specify any appropriate notes which will be added to the plat.

A signature block for the Executive Director of WCCHD shall be affixed to the plat and shall be signed prior to submitting an application to Round Rock which states:

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this blue line (survey) complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County and Cities Health District (WCCHD) and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

For more information on permitted onsite water or wastewater facilities, please refer to: <http://www.wcchd.org/Services/Environmental/OSSF.htm> or contact:

Steve Gilmer, RS, OS6592  
Email: [sgilmer@wcchd.org](mailto:sgilmer@wcchd.org)  
303 Main Street  
Georgetown, Texas 78626  
(512) 930-3620

## Williamson County Plat Notes

The following plat notes shall be included **on all plats** that lie outside of the city limits of Round Rock, Texas but lie within portions of the Round Rock extraterritorial jurisdiction (ETJ) and within Williamson County, Texas (as per the adopted Interlocal Agreement between Round Rock and Williamson County).

1. Rights of way or easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.

The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner shall indemnify and hold the County, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to the County, its officers, and employees and acknowledges that the improvements may be removed by the County and that the owner of the improvement will be responsible for the relocation and/or replacement of the improvement.

2. The construction of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the property covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those drainage or protecting the road systems and streets.

The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

3. All public roadways, rights-of-way and easements shown on this plat are free of liens.
4. Where rural mail boxes are in use, such boxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TXDOT standards. Any mailbox that does not meet this requirement may be removed.